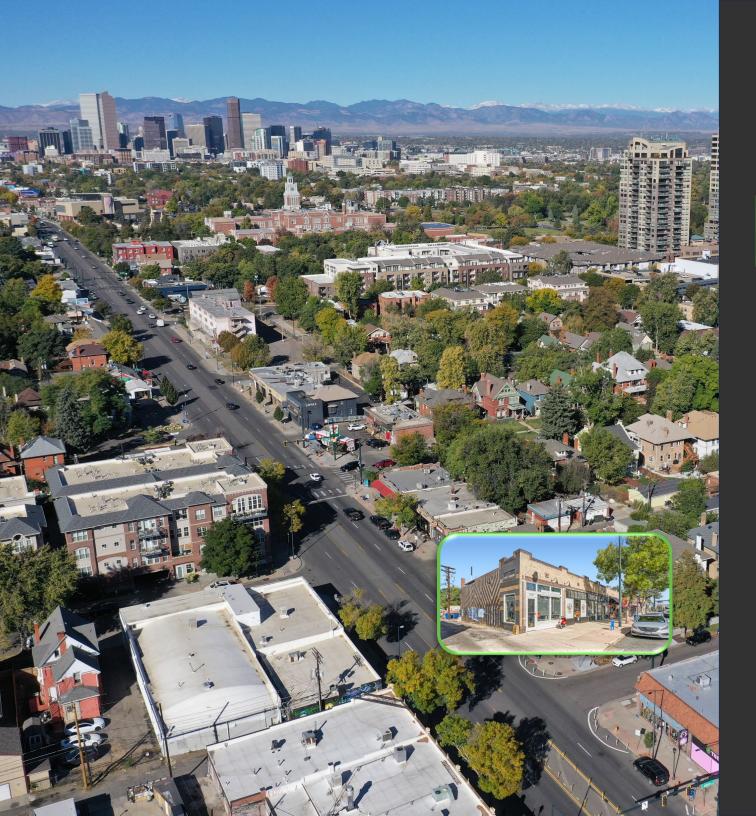




## FOR SALE

3221 E Colfax Ave, Denver, CO

Price: \$550,000



## LEAD CONTACT

JUSTIN BROCKMAN 303.993.9803 team@rprops.com

CHRIS STUDENT 952.201.5676 team@rprops.com

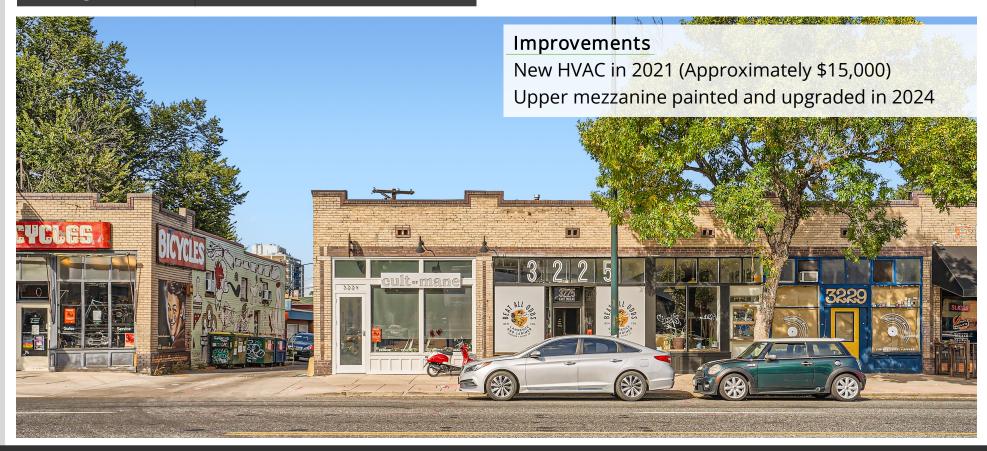
JB HOCHMAN 303.668.4930 team@rprops.com



Address	3221 E Colfax Ave, Denver, CO 80206
Price	\$550,000
Cap Rate	5.93%
Building Size	1,450 SF
Year Built	1923
Major Renovation	2003
Zoning	U-MS-3
Parking	On-Street

Tenant Info	rmation
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Tenant	Cult of Mane
Lease Term	60 Months
Lease Start	3/1/2024
Lease End	2/28/2029
Annual Rent	Year 1: \$34,272 Year 2: \$35,304 Year 3: \$36,360 Year 4: \$37,451 Year 5: \$38,576







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